MINUTES OF A CONTINUED MEETING OF THE
COEUR D'ALENE CITY COUNCIL
HELD IN THE LIBRARY COMMUNITY ROOM
ON FEBRUARY 8, 2021 AT 5:30 P.M.

The City Council of the City of Coeur d'Alene met in continued session in the Library Community Room held at 5:30 P.M. on February 8, 2021, there being present upon roll call a quorum.

Steve Widmyer, Mayor

Woody McEvers	) Members of Council Present
Dan Gookin	)
Dan English	)
Kiki Miller	)
Amy Evans	)
Christie Wood	)

STAFF PRESENT: Mike Gridley, City Attorney; Renata McLeod, City Clerk; Sherrie Badertscher, Executive Administrative Assistant; Hilary Anderson, Community Planning Director; Sean Holm, Senior Planner.

CALL TO ORDER: Mayor Widmyer called the meeting to order and noted that the purpose of the meeting was to receive an update on progress; overview of the Envision CDA Plan: overview of place types, land use scenarios for future growth, and the purpose and use of a future land use map to be integrated into the draft Comprehensive Plan.

PLEDGE OF ALLEGIANCE: Councilmember McEvers led the Pledge of Allegiance.

Senior Planner Sean Holm noted staff's desire to receive direction and action regarding the incorporation of draft Place Types into the comprehensive plan update, target one (1) or more Land Use Scenarios to be used as the basis to generate a draft future Land Use Map for the Envision Coeur d'Alene project (Comprehensive Plan Update), and preliminary traffic study findings. He noted the Planning Commission reviewed Place Types and the three (3) Scenarios on December 8, and are recommending the Compact and District scenarios for City Council consideration.

Mr. Holm noted they have been collecting public opinion since their kickoff meeting in September 2019, and have held several community workshop meetings, conducted surveys, and gathered input on how the community should grow in next 20 years. He stated in conjunction with this effort the consultant and staff have worked on generating existing conditions reports; targeting transportation and our local and regional economy. Phase 3 consisted of gathering all the data, processing, refining, and creating maps with the goal of bringing them to Planning Commission and then Council for review. He stated the purpose of today's workshop was to review Phase 4 of the project. He noted staff was checking in with Council to make sure staff were trending in the right direction. He explained existing City code was the driver, and they are

seeking direction on the proposed scenarios, or a hybrid of, to use to generate the Comprehensive Plan Land Use Map.

Mr. Holm introduced Alex Dupey with MIG, Inc., who is the consultant presenting the information today. Mr. Dupey presented an overview of the items used for the scenario planning portion of the workshop which included: alternatives evaluated, public engagement results, and the preliminary traffic analysis results. The Draft Land Use Map portion of the workshop included discussion on the draft Land Use Map and its purpose, and the Place Types in relation to zoning. Mr. Dupey noted that the next steps include tonight's land use scenario workshop, followed by several Planning Commission meetings to discuss the land use maps. Thereafter, the maps will be presented for Council input, then a final plan to move forward to Council in May/June.

Mr. Dupey explained they have been working toward refining the draft Land Use Map to include the Compact and District scenarios based on the Planning Commission's discussion and input from the community.

Mr. Dupey explained that scenario planning tests various development options and possible tradeoffs, and is not a Land Use Map. The Land Use Map implements vision and growth-related policies, identifies land use classifications within the ACI (Area of City Impact), Place Types, and provides guidance regarding future growth.

Place Types: Mr. Holm gave an overview of Place Types, and explained they provide guidance on future land uses, implement vision and guiding principles, and are implemented through the City's Development Code. They are designed to show the potential that exists and provide guidance to hearing bodies when considering land use requests such as annexations and requests for zone changes. Each Place Type has key characteristics of transportation and zoning, and are a bridge between land uses. Place Types are a new concept added to the plan and are specific to the City. Each Place Type will have key characteristics, anticipated uses, building types, and transportation aspects listed, and are general in nature.

DISCUSSION: Councilmember Gookin inquired into the differences in the proposed changes versus the current Comprehensive Plan, and if there will be a Place Types map in addition to the Zoning map. Mr. Holm noted Place Types are a new section and do not currently exist in zoning. He stated there will not be Place Types but it will work in conjunction with the future Land Use Map. Shown was an illustrative example of what existing zoning is and what may be seen in the next 20 years. Councilmember McEvers inquired if the City has an existing mixed-use district, as illustrated on the Place Types examples 4 and 4A of the slide presentation, with Mr. Holm noting the City does have a mixed-use district that is C17 and C17L.

Land Use Scenarios and Community Priorities: Mr. Dupey stated existing land use was examined to identify current development patterns within Coeur d'Alene. They looked to identify vacant land within the ACI and land suitable for development. Most vacant land identified was outside the City limits, on steep slopes, or in forested areas. They looked for areas that over time might be redeveloped into a new use. He stated the Corridor scenario focuses on future growth along major highway and road corridors. The Compact scenario envisions

increasing jobs and housing primarily in the central portion of the City, primarily through infill development. The District scenario is a mix of the two which locates jobs and housing in concentrated areas (e.g., Districts) around the City to provide a mix of uses, including housing and retail. He stated there are existing examples throughout Coeur d'Alene of mixed-use designs, and walkable districts were desired by the community. Mr. Dupey stated the public survey overwhelmingly brought back a desire for jobs, housing, walkability, and access to services where people live.

DISCUSSION: Mayor Widmyer asked if parking spaces were being redistributed in a mixed-use design or would it equate to fewer parking spaces. Mr. Dupey noted parking could be redesigned to on street, behind the building, and/or tuck-in parking to support mixed-use design. Mr. Holm noted parking stalls can be shared between commercial and residential needs. Councilmember Wood asked about the District scenario and stated she hoped it would not allow storage units or restaurants to be built a block or two from residential. Mr. Dupey stated these scenarios are not specific enough to say, and zoning would address those transitions. Councilmember Gookin asked about the proposed increase of jobs, and are they minimum wage or full-time career jobs. Mr. Dupey stated they did not look at that criteria, only that within a land use type employment would include office or industrial type. Councilmember McEvers asked in regards to the map of jobs, if population comes into the discussion in developing the plan. Mr. Dupey stated all scenarios meet the proposed growth over time.

Preliminary Traffic Analysis: Mr. Dupey reviewed the preliminary traffic analysis and noted there were concerns over the current traffic congestion in Coeur d'Alene. He stated growth patterns have an impact on future traffic and the daily vehicle miles traveled (VMT) compared in the various scenarios, with miles traveled staying the same. He said the differences are how much population, housing, and employment could be accommodated within each of the scenarios while keeping traffic impacts the same. He stated the Compact scenario could accommodate a higher population than the City currently has, and the Corridor scenario could accommodate some additional population growth. Land use does have an impact on traffic in the city, with the most efficient being the Compact and District scenarios. The models show that depending on the different types of land use, people may drive less to get to work or school.

DISCUSSION: Councilmember Gookin asked if vehicle miles traveled were compared city to city. Mr. Dupey stated they looked at the Kootenai Metropolitan Planning Organization's (KMPO) regional model. Mr. Holm said it looks at both city and county levels, where we are now, growth trends, and where we would expect to be in 2040. Mr. Dupey stated based on the City of Coeur d Alene's potential growth estimate of 85,000 population, they expect this type of traffic distribution, although it does not get down to the individual house level. He stated each parcel has a trip generation rate and KMPO information, they downloaded each and combined with KMPO to look at potential changes and trips. He said they are looking at broader strokes, and what some of the travel changes they would see. He stated multimodal travel is best supported with the Compact and District scenario uses.

Mr. Dupey stated as Coeur Housing continues to move forward within the city, they are using a transact principle which identifies where potential/infill development may occur. Community Planning Director Hilary Anderson explained how they are integrating Coeur Housing, and

stated it is a similar land use pattern as the Compact and District scenarios. Councilmember Miller said she has had conversations with residents regarding Coeur Housing and how it affects their neighborhoods. She explained that Coeur Housing is what is replacing the pocket housing code, and the maps will guide the growth. Ms. Anderson confirmed the two are related, there is additional work to be done, and they will be providing another update soon. She said there are some action items tied to Coeur Housing, but they would be adopted in the zoning code. She said neighborhood compatibility is important when discussing infill housing. Mayor Widmyer asked Ms. Anderson to define what Coeur Housing means. She stated it is intended to be infill housing that is house scale, individual lots, limited in height, and with setbacks similar to single family homes. Mayor Widmyer stated it is Council's desire to preserve the character and theme of existing neighborhoods.

Councilmember Gookin asked if there has been discussion on historical districts, and would that avenue be available. Ms. Anderson said they are currently working on historical districts through the Historic Preservation Plan. Councilmember Miller asked if there was a model type in Coeur Housing that allows the retrofit of an existing home into a duplex, which maintains the aesthetic look of the existing neighborhood, as this may be a desirable tool to update properties. Ms. Anderson said it is helpful to hear Council's feedback and that they would do more outreach. Councilmember English noted although there may be some opposing tensions moving forward, the City has a critical need for more housing options.

Councilmember McEvers asked if the Planning Commission likes the Compact and District types, if 85,000 in population growth was used as the peak, and would all the scenarios fit. Ms. Anderson stated they expect all scenarios to grow at the same rate, close to 85,000 by 2040, regardless of which is chosen, with the Compact scenario best suited to absorb the proposed growth increase. She said they need to decide what they want the land uses to be, and are looking at ways to make better use of the areas of the City. Mr. Dupey stated zoning dictates what growth can occur, and when looking at place types it's not the assumption you're going to get to 120,000 population growth. Mayor Widmyer stated all the scenarios were built to the same population growth and that one scenario will not promote more growth over another. Mr. Dupey stated it would be best to look at vehicle miles traveled, not population growth on the charts.

Draft Comprehensive Plan Map: Mr. Dupey noted the Comprehensive Plan Map implements vision and growth-related policies, identifies general land use classifications within the ACI, and provides guidance about future growth.

Planning Commission Recommendations: Mr. Dupey noted the Planning Commission recommends implementing the Compact and District scenarios into the final plan. He said they are looking for direction on developing the future Land Use Map. He asked if it make sense to look at Compact and District scenarios as a basis, or would Council want to look towards something else.

DISCUSSION: Councilmember Miller asked if the State of Idaho has specific requirements to include land use maps in the Comprehensive Plan. Ms. Anderson said the State does require a suitable Land Use Map be prepared.

Councilmember Gookin stated the concern from the public is density. Moving forward he would like to be shown where the density will be and likes zoning because it maintains consistency. He would like the Comprehensive Plan to address quality of life issues; longer lines at businesses, wear and tear on streets, and if the infrastructure will support the growth increase.

Councilmember McEvers said he was looking at it differently. He said some long-time citizens are saying they don't like apartments, condos, etc., and noted the difference in how the City once looked, compared to the projection of where we are going. He stated the City's water and wastewater infrastructure are fine, but was looking at how to control growth, and this Comprehensive Plan is how we will get there.

Mayor Widmyer stated many neighborhoods are the same as they were 50+ years ago, and that is a positive thing. He said other areas are prone to change and he desires to protect those established neighborhoods south of the freeway. Mayor Widmyer stated they would like staff to take the feedback given by Council and bring back a draft for their review at another workshop. Mr. Holm asked if Council would prefer staff build a map and bring back a draft plan for review, or if they would prefer another workshop. Councilmember Gookin stated he would like to see something where the public could provide feedback. Ms. Anderson stated there are a few dates in March that would work for a joint City Council/Planning Commission workshop to include the public. Councilmember English said he would like to see something more concrete presented. Mayor Widmyer stated the public needs the opportunity to add their comments as they get closer to the final draft plan.

Councilmember Miller stated she has heard from many people who would love to move to another area in the City, but housing is more expensive, as they would like to be able to walk to the grocery store or neighborhood park. She expressed the desire to see the maps.

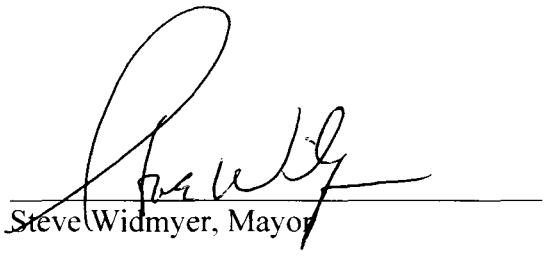
MOTION: Motion by Gookin, seconded by McEvers to direct staff to consider all recommendations made by Council into the comprehensive plan update.

DISCUSSION: Councilmember Evans asked if staff has enough information to move forward, or should Council be more specific in selecting a scenario or combination of two or more. Ms. Anderson said it would be helpful if Council did select specific scenarios or parts thereof. Councilmember Wood stated she would like to follow the public's desire and use the Compact and District scenarios. Councilmember English stated he would like to use a combination of the Compact and District scenarios. Mayor Widmyer stated he doesn't believe Council has enough information to make a decision at this time. Ms. Anderson stated staff could take the best of both the Compact and District scenarios, and blend them into the draft plan.

ROLL CALL: McEvers Aye; Gookin Aye; English Aye; Wood Aye; Evans Aye; Miller Aye. **Motion carried**

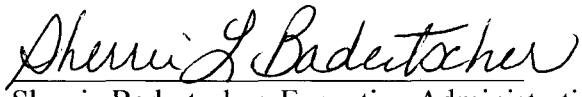
ADJOURN: Motion by McEvers, seconded by Gookin that there being no further business of the City Council, this meeting is adjourned. **Motion carried.**

The meeting adjourned at 7:14p.m.



Steve Widmyer, Mayor

ATTEST:



Sherrie Badertscher, Executive Administrative Assistant